

Fill in this information to identify the case:

Debtor 1 Tina Maria Watson
Debtor 2 _____
(Spouse, if filing)
United States Bankruptcy Court for the: Eastern District of Wisconsin
(State)
Case number 21-26042-beh

Official Form 410S1**Notice of Mortgage Payment Change**

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See bankruptcy rule 3002.1

Name of creditor: U.S. Bank Trust National Association, as
Trustee of the Bungalow Series IV Trust

Court claim no. (if known): 7-1

Last four digits of any number you use 0972
to identify the debtor's account:

Date of payment change: February 1, 2023
Must be at least 21 days after date
of this notice

New total payment: \$674.84
Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment**1. Will there be a change in the debtor's escrow account payment?**☐ No

☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable non-bankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$319.10

New escrow payment: \$320.90

Part 2: Mortgage Payment Adjustment**2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate in the debtor's variable-rate note?**☒ No

☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable non-bankruptcy law. If a notice is not attached, explain why: _____

Current Interest Rate:

New interest rate:

Current principal and interest payment:

New principal and interest payment:

Part 3: Other Payment Change**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**☒ No

☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect)

Reason for change:

Current mortgage payment:

New mortgage payment:

Debtor 1 Tina Maria Watson Case Number (if known) 21-26042-beh
First Name Middle Name Last Name

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box

- ☐ I am the creditor.
☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this Notice is true and correct to the best of my knowledge, information, and reasonable belief.

X /s/ Michelle Ghidotti as "Authorized Representative of Creditor" Date 12/22/2022
Signature

Print: Michelle Ghidotti as "Authorized Representative of Creditor" Title Bankruptcy Attorney
First name Middle Name Last name

Company GHIDOTTI | BERGER LLP

Address 1920 Old Tustin Avenue
Number Street

Santa Ana, CA 92705
City State Zip Code

Contact phone (949) 427-2010 Email: bknotifications@ghidottiberger.com

KATHLEEN GRACE WATSON
1623 NORTH 24TH PLACE
MILWAUKEE WI 53205

Analysis Date: December 02, 2022

Property Address: 1623 NORTH 24TH PLACE MILWAUKEE, WI 53205

**Annual Escrow Account Disclosure Statement
Account History**

This is a statement of actual activity in your escrow account from Dec 2021 to Jan 2023. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information	Current:	Effective Feb 01, 2023:
Principal & Interest Pmt:	353.94	353.94
Escrow Payment:	319.10	320.90
Other Funds Payment:	0.00	0.00
Assistance Payment (-):	0.00	0.00
Reserve Acct Payment:	0.00	0.00
Total Payment:	\$673.04	\$674.84

Escrow Balance Calculation	
Due Date:	Nov 01, 2022
Escrow Balance:	638.16
Anticipated Pmts to Escrow:	957.30
Anticipated Pmts from Escrow (-):	1,613.84
Anticipated Escrow Balance:	(\$18.38)

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	2,233.70	(23,645.74)
Dec 2021	319.10	246.43			*	2,552.80	(23,399.31)
Jan 2022	319.10		1,707.20	1,613.84	* City/Town Tax	1,164.70	(25,013.15)
Feb 2022	319.10				*	1,483.80	(25,013.15)
Mar 2022	319.10				*	1,802.90	(25,013.15)
Mar 2022		49.63			* Escrow Only Payment	1,802.90	(24,963.52)
Apr 2022	319.10				*	2,122.00	(24,963.52)
May 2022	319.10				*	2,441.10	(24,963.52)
Jun 2022	319.10		2,122.00	2,237.00	* Homeowners Policy	638.20	(27,200.52)
Jul 2022	319.10	1,971.44			*	957.30	(25,229.08)
Aug 2022	319.10	1,232.15			*	1,276.40	(23,996.93)
Sep 2022	319.10				*	1,595.50	(23,996.93)
Sep 2022		23,996.93			* Escrow Only Payment	1,595.50	0.00
Oct 2022	319.10	319.10				1,914.60	319.10
Nov 2022	319.10	319.06			*	2,233.70	638.16
					Anticipated Transactions	2,233.70	638.16
Dec 2022		638.20					1,276.36
Jan 2023		319.10		1,613.84	City/Town Tax		(18.38)
	\$3,829.20	\$29,092.04	\$3,829.20	\$5,464.68			

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 3,829.20. Under Federal law, your lowest monthly balance should not have exceeded 638.20 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

**Annual Escrow Account Disclosure Statement
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	(18.38)	1,274.31
Feb 2023	320.90			302.52	1,595.21
Mar 2023	320.90			623.42	1,916.11
Apr 2023	320.90			944.32	2,237.01
May 2023	320.90			1,265.22	2,557.91
Jun 2023	320.90	2,237.00	Homeowners Policy	(650.88)	641.81
Jul 2023	320.90			(329.98)	962.71
Aug 2023	320.90			(9.08)	1,283.61
Sep 2023	320.90			311.82	1,604.51
Oct 2023	320.90			632.72	1,925.41
Nov 2023	320.90			953.62	2,246.31
Dec 2023	320.90			1,274.52	2,567.21
Jan 2024	320.90	1,613.84	City/Town Tax	(18.42)	1,274.27
	<u>\$3,850.80</u>	<u>\$3,850.84</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 641.81. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 641.81 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is (18.38). Your starting balance (escrow balance required) according to this analysis should be \$1,274.31. This means you have a shortage of 1,292.69. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to do nothing.

We anticipate the total of your coming year bills to be 3,850.84. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

Analysis Date: December 02, 2022

Borrower: KATHLEEN GRACE WATSON

New Escrow Payment Calculation

Unadjusted Escrow Payment	320.90
Surplus Amount:	0.00
Shortage Amount:	0.00
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$320.90</u>

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the original appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

*** Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

CERTIFICATE OF SERVICE

On December 22, 2022, I served the foregoing document described as Notice of Mortgage Payment Change on the following individuals. By electronic means through the Court's ECF program:

COUNSEL FOR DEBTOR:

Brent J. Berning wal@geracilaw.com
Lisa Lynn Janasik wal@geracilaw.com
Kathryn Kay MacKenzie wal@geracilaw.com

CHPATER 13 TRUSTEE:

Scott Lieske ecf@chapter13milwaukee.com, SLWI_ECF@trustee13.com

US TRUSTEE:

Office of the U. S. Trustee ustpregion11.mi.ecf@usdoj.gov

By depositing true copies thereof in the United States mail at Santa Ana, California enclosed in a sealed envelope, with postage paid, addressed as follows:

DEBTOR:

Tina Maria Watson
1623 N. 24th Place
Milwaukee, WI 53205

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

/s/ Kaitlyn May
Kaitlyn May